007.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,012,300 / 1,012,300
					USE VALUE:	1,012,300 / 1,012,300
					ASSESSED:	1,012,300 / 1,012,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAKER LEONARD M-MAUREEN
Owner 2:	
Owner 3:	
Street 1:	23 AVERY LN
Street 2:	
Twn/City:	ANDOVER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01810 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2256 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5927.000	534,100		478,200	1,012,300
Total Card	0.136	534,100		478,200	1,012,300
Total Parcel	0.136	534,100		478,200	1,012,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.71 | /Parcel: 448.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 6530
GIS Ref:
GIS Ref:
Insp Date: 02/15/18

!700!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	534,100	0	5,927.	478,200	1,012,300		Year end	12/23/2021
2021	104	FV	509,800	0	5,927.	478,200	988,000		Year End Roll	12/10/2020
2020	104	FV	509,900	0	5,927.	478,200	988,100	988,100	Year End Roll	12/18/2019
2019	104	FV	381,300	0	5,927.	508,100	889,400	889,400	Year End Roll	1/3/2019
2018	104	FV	381,300	0	5,927.	370,600	751,900	751,900	Year End Roll	12/20/2017
2017	104	FV	357,600	0	5,927.	322,800	680,400	680,400	Year End Roll	1/3/2017
2016	104	FV	357,600	0	5,927.	275,000	632,600	632,600	Year End	1/4/2016
2015	104	FV	318,600	0	5,927.	269,000	587,600	587,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:53:31

LAST REV

Date	Time
03/05/18	09:05:29
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 700

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14067-209		1/1/1981		40,900	No	No		A

USER DEFINED

Prior Id # 1:	6530
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/15/2018	MEAS&NOTICE	BS	Barbara S
3/23/2009	Meas/Inspect	189	PATRIOT
3/17/2000	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5927		Sq. Ft.	Site		0	80.	1.01	1									478,247						478,200	

Total AC/HA:	0.13607	Total SF/SM:	5927	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	478,247	Spl Credit		Total:	478,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11542547
Const Adj.:	0.98980200
Adj $ / SQ:	198.729
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656143
Depreciation:	122043
Depreciated Total:	534101

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

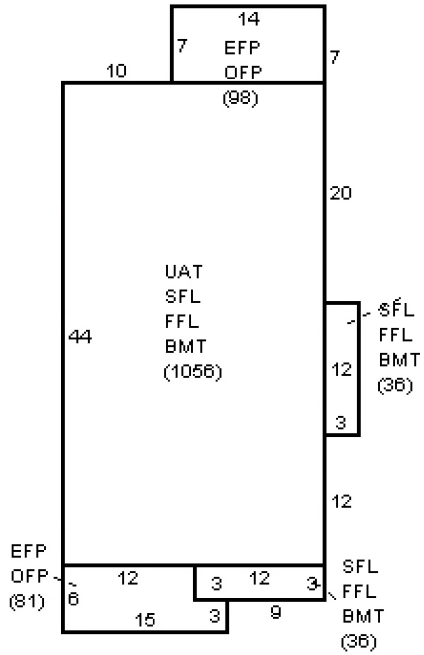
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.73
Special Features:	0	Val/Su Net:	133.33
Final Total:	534100	Val/Su SzAd	236.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,128	59.620	67,250
FFL	First Floor	1,128	198.730	224,166
SFL	Second Floor	1,128	198.730	224,166
UAT	Upper Attic	264	79.490	20,986
EFP	Enclos Porch	179	42.000	7,518
OFP	Open Porch	179	25.460	4,557
	Net Sketched Area:	4,006	Total:	548,643
Size Ad	2256	Gross Area	4798	FinArea 2256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	